

BASIX REQUIREMENTS:

- Rainwater Tank:
 - # size to be minimum 8000 litres
- Fixtures:
 - # Shower Heads min. 3* rating
 - # Toilet dual flushing min. 3* rating
 - # Taps min. 3* rating
- Insulation:
 - # concrete slab on ground - nil
 - # External wall - framed R1.70 min. incl. construction
 - # Flat ceiling, flat roof R1.58 min. (up)
 - # roof - foil backed blanket 55mm
- Doors + Windows - new
 - # W1, W2 + D1- timber frame single pyrolytic, low-e
 - # W3 + W4 - aluminium frame single pyrolytic, low-e
- Cooling system:
 - # cross ventilation,

SEDIMENTATION CONTROL:

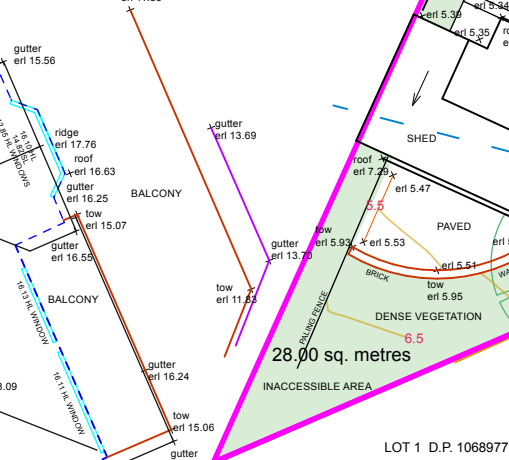
BUILDER TO INSTALL EROSION AND SEDIMENTATION CONTROL DEVICES IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS TO PREVENT SEDIMENT INGRESS INTO NEIGHBOURS' PROPERTIES, COUNCIL KERB, ROAD, AND DRAINAGE SYSTEMS.

SITE CALCULATIONS:

SITE AREA	1195.60 sq. metres
LANDSCAPED AREA REQUIRED (MINIMUM 60%)	717.36 sq. metres
EXISTING: LANDSCAPED AREA	584.00 sq. metres
HARD LANDSCAPE AREA incl. driveway + pool	450.00 sq. metres

PROPOSED: EXISTING LANDSCAPED AREA	584.00 sq. metres
PROPOSED HARD LANDSCAPE AREA incl. driveway + pool	422.60 sq. metres

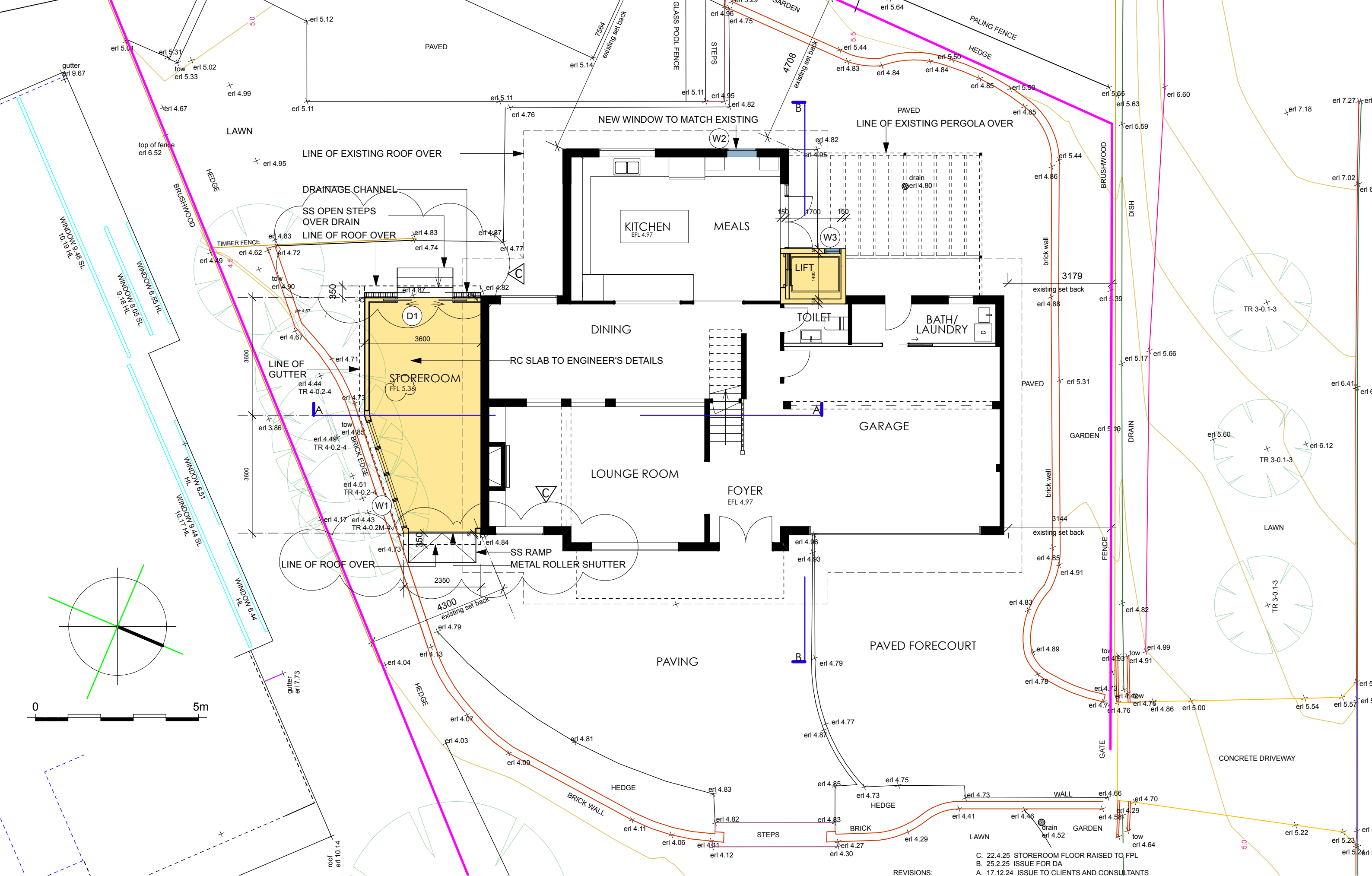
3 BAKERS ROAD
1 + 2 STOREY
CLAD + BRICK HOUSE
TILE ROOF
LOT 51 D.P. 1043879

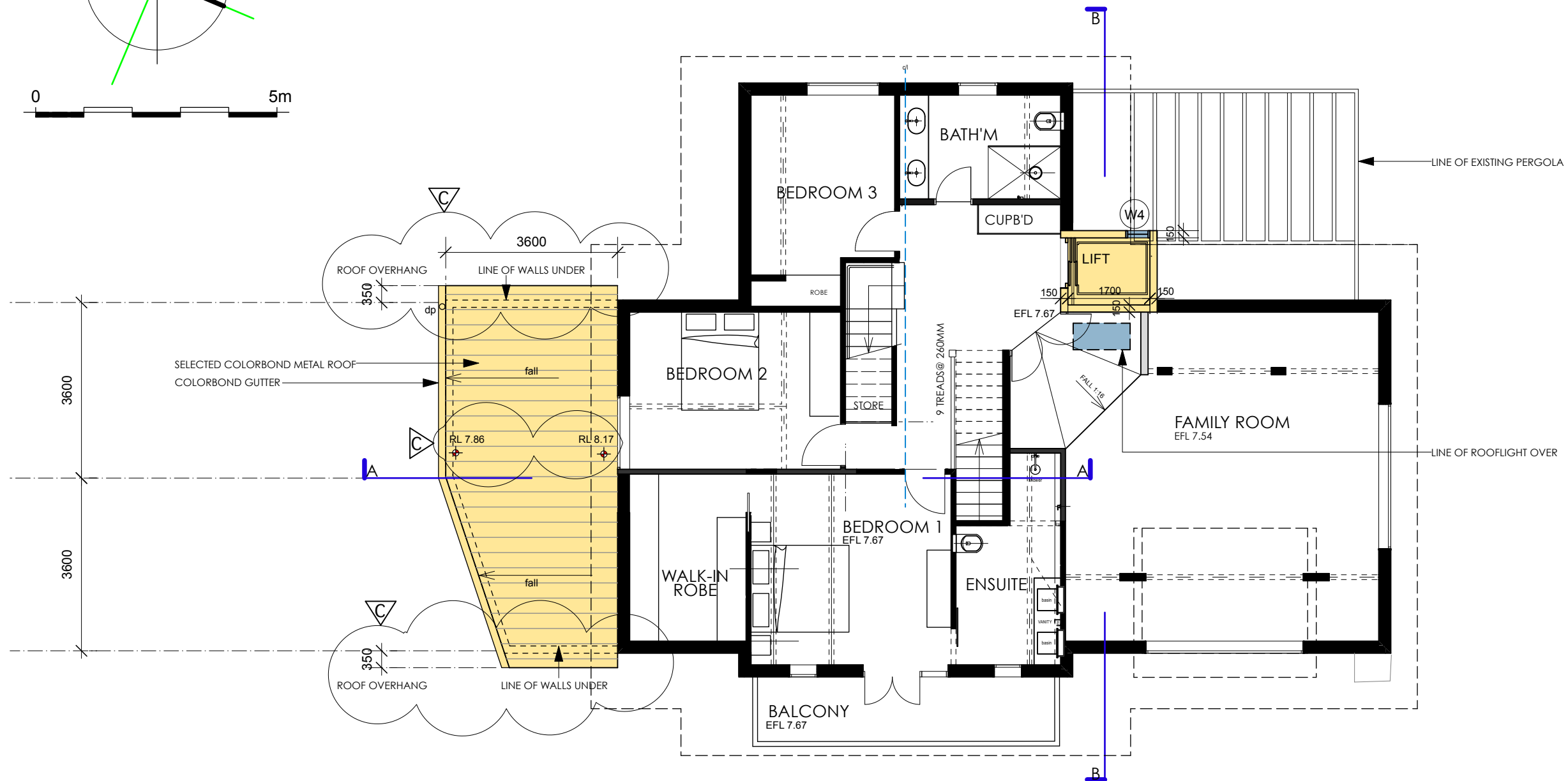


REVISIONS:

SITE PLAN

PROJECT NO.	2401
DATE	01.07.24
SCALE	1:200@A3



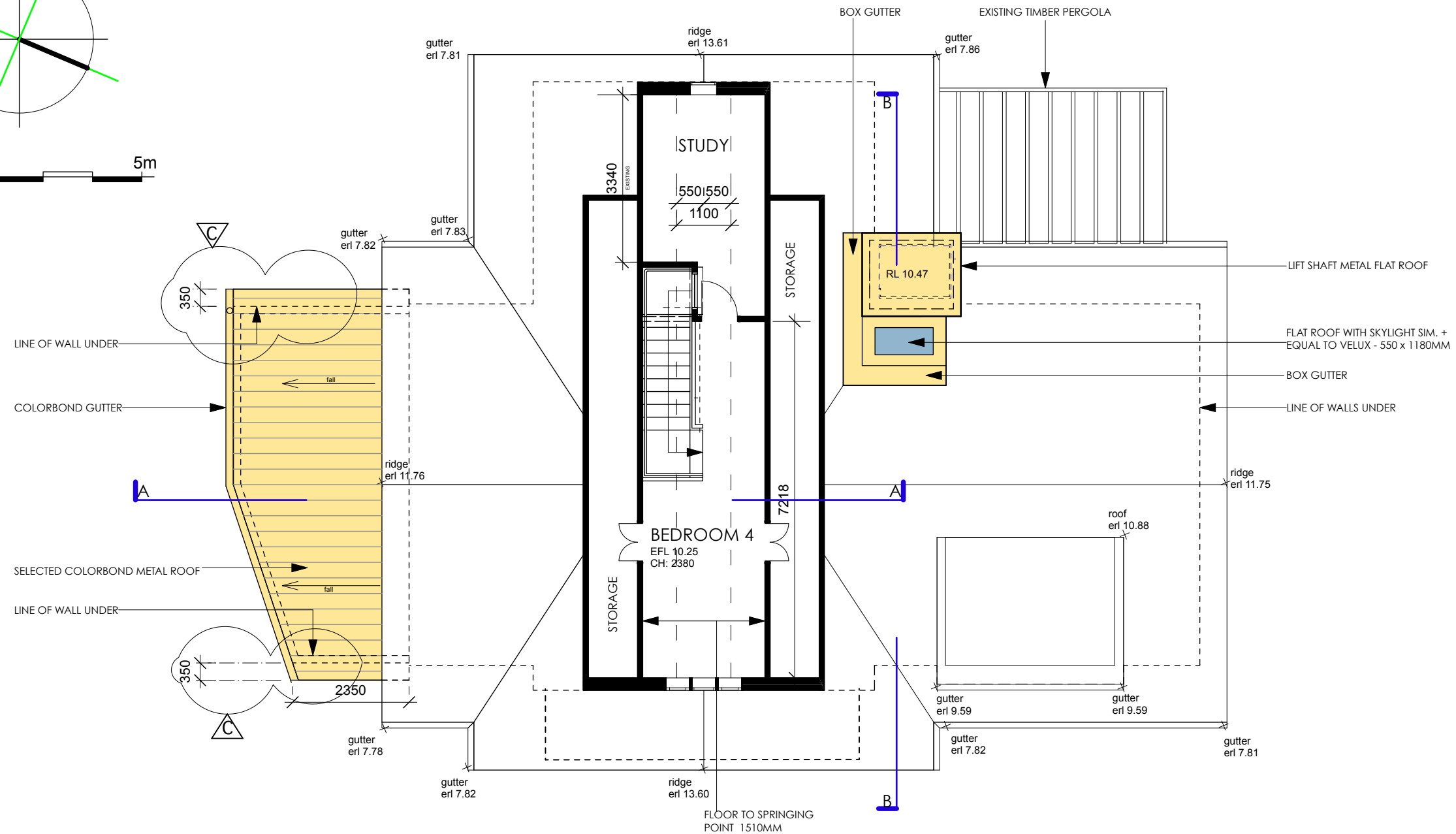
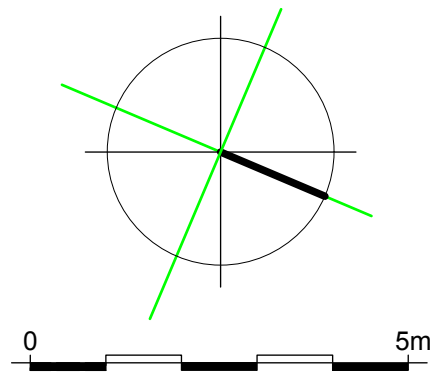


REVISIONS:

august '24
1:100@A3

A.03
C

- do not scale this drawing. Use figured dimensions only
- all dimensions are to be verified on site
- report any discrepancies to Architect for decisions/clarification before proceeding with the work
- this drawing is to be read in conjunction with all relevant specifications and drawings
- these drawings and the copyright therein are the property of Atelier Haeffel Pt. Ltd. and must not be used, reproduced or copy wholly or in part without the written permission of Atelier Haeffel



C. 22.4.25 N/S ROOF OVERHANGS ADDED
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

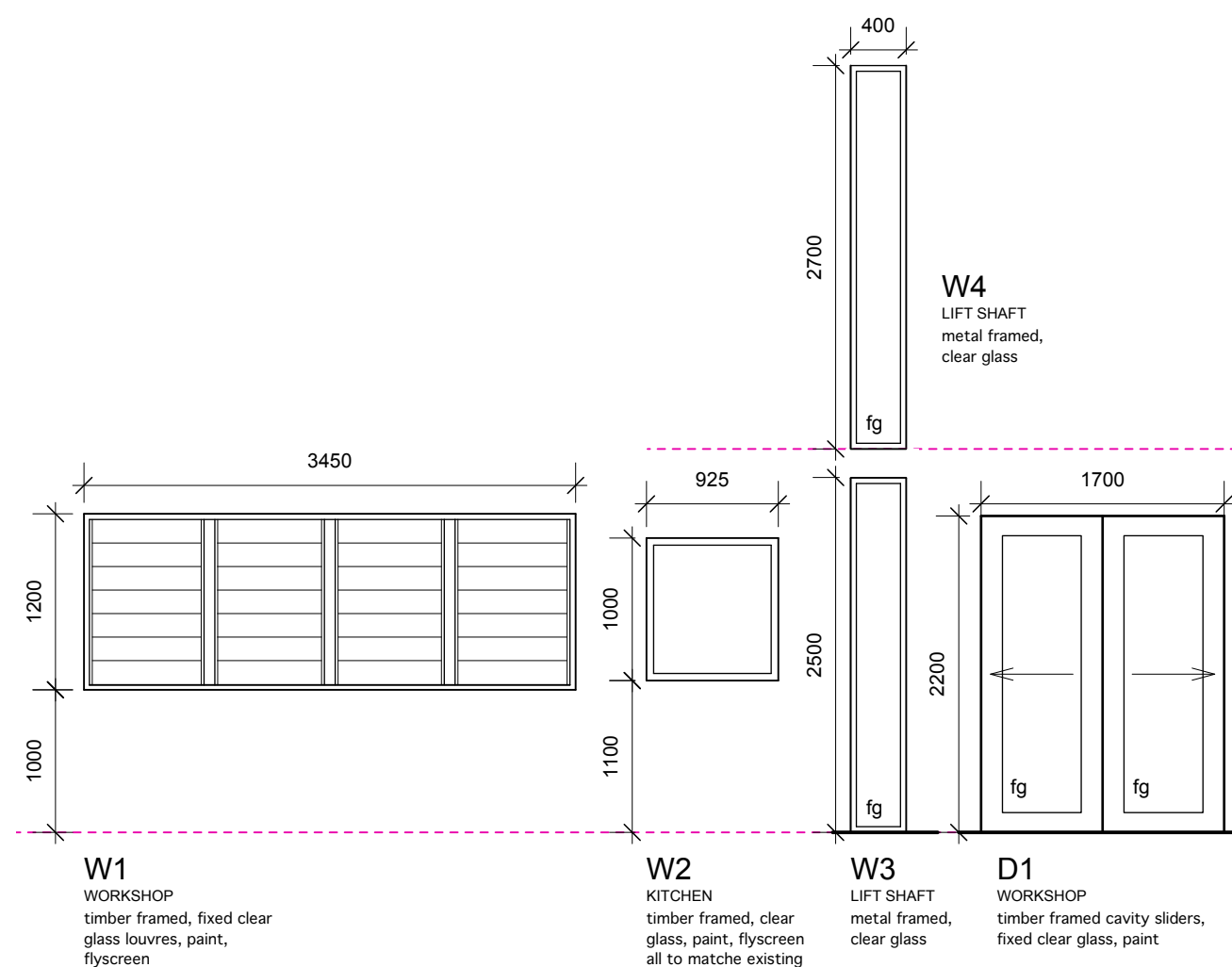
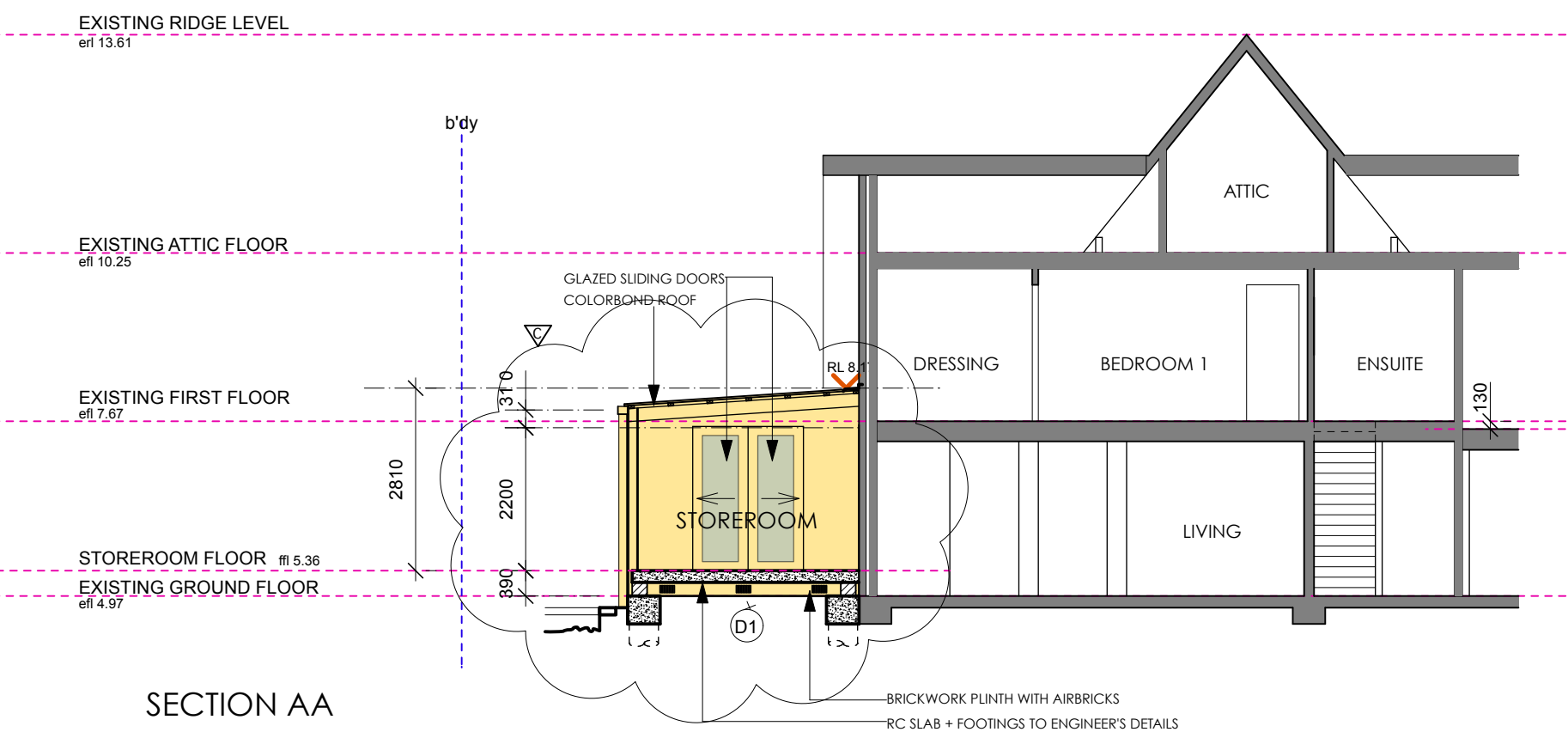
REVISIONS:

ATTIC FLOOR PLAN

PROJECT NO.
DATE
SCALE

2401
august '24
1:100@A3

A.04
C



REVISIONS:

C. 22.4.25 STOREROOM FLOOR RAISED TO FPL
B. 25.2.25 ISSUE FOR DA
A. 17.12.24 ISSUE TO CLIENTS AND CONSULTANTS

